

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

DIRECTOR

**THIS IS A REVISED PROJECT REFERRAL
RESPONSE REQUIRED BY AUGUST 29, 2008**

DATE: August 22, 2008

TO: County Health Agency – Curt Batson, Dr. Craig McMillan
Agricultural Commissioner – Lynda Auchinachie
Public Works – Glenn Marshall
Cal Fire – Rick Swan
Cal Trans – James Kilmer
City of Arroyo Grande – Rob Strong, Mayor Tony Ferrara
Halcyon Community Association – Karen White
Regional Water Quality Control Board – Sorrel Marks
Oceano Community Services District – Gina Davis, Patrick O'Reilly
County Environmental Health – Leslie Terry
Air Pollution Control District – Aeron Arlin-Genet

FROM: Michael Conger, Current Planning
(805) 781-5136 mconger@co.slo.ca.us

PROJECT DESCRIPTION: Tract 2424 / SUB2004-00160. Revised request by Coker Ellsworth for a Vesting Tentative Tract Map (Tract 2424) and a Conditional Use Permit for the development of 7 residential condominium units and 32 mini-storage condominium units on a 1.69 acre parcel. The residential component will consist of seven two- and three-bedroom condominiums varying in size from 1,753 square feet to 2,016 square feet. Each residential unit includes a two car garage. The mini-storage component includes one one-story structure of 7,740 square feet with 10 storage condominium units and one two-story structure of 17,790 square feet with 22 storage condominium units. The storage condominium units vary in size from 466 square feet to 1,050 square feet. A mini-storage office is also proposed to be part of condominium Unit 6.

Location: 825 South Halcyon Road, approximately 380 feet south of The Pike, on the east side of Halcyon Road directly across from Temple Street and the community of Halcyon.

Applicant: Coker Ellsworth

****IMPORTANT NOTE**** This item is scheduled for hearing on November 4, 2008 before the Board of Supervisors. In order for a timely completeness determination to be made and to complete environmental review and noticing for this project, **we will need your agency's response in one week, by Friday, August 29, 2008.**

*Return this letter with your comments attached no later than: **August 29, 2008***

In your response please provide the following:

- Responder's name and agency they are representing.
- Date of response.
- If additional information is needed to complete your response, specify what information you need.
- Any applicable comments regarding the proposed project.

You may respond in any of the following ways:

- By email to mconger@co.slo.ca.us
- By fax to (805) 781-1242
- By interoffice mail (if a County agency) to Michael Conger in the Planning Department
- By USPS to Department of Planning and Building
Attn: Michael Conger
976 Osos Street, Room 300
San Luis Obispo, Calif. 93408

ATTACHED INFORMATION:

- 1) Letter from County Planning to Coker Ellsworth dated July 25, 2008
- 2) Tentative Tract Map and Condominium Plan
- 3) Site Plan
- 4) Floor Plans
- 5) Street Elevations
- 6) Colors Board
- 7) Landscaping Plan

Missing Information Yet to Be Provided

- 1) Written project description
- 2) Full architectural elevations on all sides of all buildings
- 3) Preliminary grading and drainage plans
- 4) A will-serve letter provided by Oceano Community Services District
- 5) A revised health agency subdivision authorization letter, if needed.
- 6) A revised traffic engineering report



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

July 25, 2008

Coker Ellsworth
PO Box 1238
Arroyo Grande, Calif. 93421

[By Fax: 805-481-7171]

Subject: **SUB2004-00160 / Tract 2424 – Ellsworth Planned Development
825 South Halcyon Road – Arroyo Grande (APN: 075-011-041)**

Dear Mr. Ellsworth:

On Tuesday, at your request, the Board of Supervisors took action to continue the appeal hearing to November 4, 2008 to allow you to present a revised project compliant with agricultural buffer requirements. This letter is to remind you of the various items that would need to be submitted in order to have a complete project. Submitting a complete set of plans is important because the revised project must undergo environmental review pursuant to the California Environmental Quality Act (CEQA).

In order to proceed, you will need to provide the following items for your revised project:

1. **Project Description** – A detailed written description of the project addressing all elements of the project. The project description should discuss the proposed uses, justification for any adjustments proposed, etc. If phasing is proposed, this should also be discussed in the project description.
2. **Revised Subdivision Map** – Please provide a revised tentative subdivision map including the following information:
 - a. **Parcel Map vs. Tract Map** – If you are proposing fewer than five lots, this will need to be processed as a Parcel Map rather than a Tract Map. In this circumstance, you will need to obtain a Parcel Map number from our Department. Contact Patricia Warren at (805) 788-2958 for further information. That number will need to appear on the tentative map.
 - b. **Required Contents** – Please refer to Section 21.02.046 et seq. of the Real Property Division Ordinance (attached) which discusses the required contents for a subdivision map.
 - c. **Number of Copies** – Please supply at least seven full-size copies, two 11" x 17" reductions, and two 8.5" x 11" reductions.

3. **Revised Site Plan** – Please provide a revised site plan. This should include the following:
 - a. **Infrastructure** – Show all existing and proposed infrastructure, including structures, utilities, driveways, parking, etc.
 - b. **Setbacks** – Show building setbacks from property lines
 - c. **Buffer** – Show the on-site agricultural buffer zone.
4. **Floor Plans, Elevations** – Please provide floor plans and exterior architectural elevations for all proposed structures. We expect the structures to use an attractive residential design. If a commercial use, such as mini-storage, is proposed, the structures should employ an “agrarian” architectural style that will be compatible with the agricultural setting.
5. **Preliminary Grading and Drainage Plans** – Please provide a preliminary grading and drainage plan. The plans should include estimated earthwork quantities.
6. **Preliminary Landscaping Plans** – Please provide preliminary landscaping plans for the site. Particular focus should be given towards screening views from north and southbound Halcyon Road and also from Highway 1. Please refer to the letter from Lynda Auchinachie on Page C1-66 of the July 22, 2008 Board of Supervisors staff report.
7. **Signage** – Please provide a preliminary signage plan.
8. **Will Serve Letter** – Please provide a will-serve letter from the Oceano Community Services District indicating that they are willing and able to serve the revised project.
9. **Aesthetics / Visual Resources** –
 - a. **Rendering** – Please provide a street-view rendering of the proposed development.
 - b. **Cross-Sections** – Please provide a minimum of two “through-the-site” cross-sections showing how line-of-sight is minimized
 - c. **Colors and Materials** – Please provide a colors and materials board for all proposed structures.
10. **Traffic / Transportation** – Please provide an updated traffic impact study to address the proposed change in use.
11. **Digital Copies** – In order to ensure that the revised project is processed in the most timely manner, we would strongly recommend that you submit digital copies of all plans, reports, etc. Microsoft Word, Microsoft Excel, Adobe Acrobat (PDF), JPEG, and TIF files would work best. You can submit these either by email to mconger@co.slo.ca.us, or on a CD.

In order to proceed, all of the above information must be submitted to this department **by 4:30pm on August 21, 2008**. Delays may be caused under one or more of the following scenarios:

- If the submittal is not received by August 21, 2008.
- If the information provided is incomplete.
- If revisions are required in order to make the proposed project consistent with ordinance and General Plan requirements.

Once the information is submitted, we will be on a relatively tight schedule in order to have this project ready to return to the Board of Supervisors on November 4. As required by the Brown Act and the California Environmental Quality Act, we would need to send out public hearing notices for this project and distribute the environmental document to the State Clearinghouse at least 30 days in advance. The County Clerk's deadline for this notice will be September 12, 2008. The following is a tentative work schedule intended to meet this deadline. Again, you should be aware that any delay in submittal of the project, revisions, and submittal of a signed developer's statement would likely affect our ability to comply with noticing deadlines and could cause the project to be continued to a later hearing.

- **By August 22, 2008** project referrals will be sent out to the County Health Agency, the Agricultural Commissioner, Public Works, Cal Fire, Cal Trans, the City of Arroyo Grande, the Halcyon Community Association, the Regional Water Quality Control Board, Oceano Community Services District, County Environmental Health, and the Air Pollution Control District. We will request response within a week – by August 29, 2008.
- **By August 26, 2008** we will provide you with a written letter informing you whether we have enough information to process your project, and if additional information or revisions are necessary. To ensure this letter reaches you in a timely manner, it will be transmitted by email to your agent.
- **By August 29, 2008** we should have received agency responses. If any response indicates any additional issues with the project that were not previously identified by staff we will notify your agent immediately.
- **By September 5, 2008** we will have completed an Initial Study for the project. A Developer's Statement will be transmitted to your agent by email.
 - Assumptions:*
 - The information submitted by August 21, 2008 is complete and consistent with all ordinance and General Plan requirements.
 - The Initial Study finds no potentially significant impacts.
- **By September 8, 2008** we will need to receive a signed copy of the Developer's Statement back. We will need a copy with an original signature.
- **By September 9, 2008** the Environmental Division will prepare the environmental document for transmission to the State Clearinghouse with an estimated arrival date of September 17, 2008.
 - Assumptions:*
 - The environmental document is a Mitigated Negative Declaration
 - The applicant has returned the Developer's Statement by September 8, 2008.

- **By September 12, 2008** the Department of Planning and Building will transmit the public hearing notice to the County Clerk.

If you have any questions about the process for the revised project, please contact me at (805) 781-5136 or by email (mconger@co.slo.ca.us).

Sincerely,



Michael T. Conger
Current Planning Division

Attachment: Excerpt from Title 21 of the County Code – Real Property Division Ordinance

- c: Supervisor K. H. "Katcho" Achadjian, District 4, Board of Supervisors
Vicki Janssen, Legislative Aide, District 4, Board of Supervisors
Kami Griffin, Assistant Director, Department of Planning and Building
Warren Hoag, Division Manager, Current Planning, Department of Planning and Building
Lynda Auchinachie, Agricultural Commissioner's Office
Curt Battson, County Environmental Health
Dr. Craig McMillan, Public Health Department
Terry Payne, RRM Design Group

21.02.046 - Contents of tentative parcel and tract maps

(a) The tentative parcel map and tentative tract map shall contain the following information:

- (1) **Record data.** The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
- (2) **Property description.** A description of the property as well as the assessor's parcel number(s) for the property.
- (3) **Legend and owner information.** A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
- (4) **Vicinity map.** A vicinity map on which shall be shown the general area including adjacent property, subdivisions, and roads.
- (5) **Existing structures.** All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcel shall be accurately located, identified, and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
- (6) **Contour lines.** Contour lines of the property shall be shown at intervals set forth below:

40 acres or larger	40' intervals,
20 to 40 acres	20' intervals,
10 to 20 acres	10' intervals,
Smaller than 10 acres,	
0-12 percent slope	2' intervals,
More than 12-percent slope	5' intervals.
- (7) **Drainage.** The approximate location of all watercourses, drainage channels, and existing drainage structures. [Amended 1992, Ord. 2582]
- (8) **Landforms.** The approximate location of other topographic or man-made features, such as bluff tops and ponds. [Amended 1992, Ord. 2582]
- (9) **Lakes and ocean.** Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean. [Amended 1992, Ord. 2582]

- (10) **Flood hazard.** The location of all areas subject to inundation or stormwater overflow.
- (11) **Proposed parcel lines.** The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
- (12) **Designated building sites.** Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than 10,000 square feet. Also, any details on proposed building setback lines and widths of sideyards shall be shown on the tentative map.
- (13) **Streets.** The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
- (14) **Easements.** The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
- (15) **Coastal zone.** For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public accessways nearest to the subject site. [Added 1988, Ord. 2343; Amended 1992, Ord. 2582]

[Amended 1992, Ord. 2581]

21.02.048 - Application required - Contents

- (a) When submitted to the planning department, the tentative parcel or tract map shall be accompanied by a completed application plus fifteen copies on the form prepared by the planning department and shall contain all information, authorizations, and signatures required by the planning department including, but not limited to, the following information:
 - (1) **Reduction of tentative map.** A copy of a reduction of the tentative map as required by Section 21.02.044 of this title.
 - (2) **Preliminary title report.** Two copies of a preliminary title report concerning the property which is not more than six months old showing current property owners.
 - (3) **Consent of owner.** If the applicant does not submit evidence as being an owner of the property, an executed consent of owner shall be submitted on a form provided by the planning department authorizing the processing of the application.
 - (4) **Right of entry.** A right of entry signed by the property owner or authorized agent permitting entry of county employees on the proposed subdivision property for purposes of viewing and inspecting the property during the subdivision review process.

(5) **Public hearing notice.**

- (i) Names and addresses of all record owners within three hundred feet of the property being divided shall be submitted in the format required by the planning department.
- (ii) In addition to the information required above, for tentative maps for properties located within the coastal zone, include two copies of a list of names and addresses of all residents and property owners within one hundred feet of the exterior boundaries of the parcel. The names and addresses shall be typed on gummed labels and submitted to the planning department. [Added 1988, Ord. 2343; Amended 1992, Ord. 2582]

(6) **Existing use.** Existing use or uses of the property.

(7) **Soils report.**

- (i) A preliminary soils report prepared by a geotechnical engineer or a qualified registered civil engineer is required for all tentative tract maps. Upon receipt of a written request, this provision may be waived if the county engineer determines that because of previous knowledge as to soils qualities within the division, no preliminary analysis is necessary.
- (ii) A preliminary soils report may be required for tentative parcel maps if the county engineer determines that such information is necessary for adequate review of the application.

(8) **Agricultural viability report.** Tentative maps for properties located within the agriculture land use category within the coastal zone shall also include the information required by Section 23.04.024 of Title 23 of this code. [Added 1988, Ord. 2343; Amended 1992, Ord. 2582]

(9) **Environmental information.** The following information shall be submitted if required by the planning director in addition to the other requirements of this title and Title 22 or Title 23 of this code prior to acceptance of the application as complete. If the applicant volunteers to prepare and complete an environmental impact report pursuant to the requirements of the California Environmental Quality Act, the additional information required by this section may be fulfilled as part of the environmental impact report prepared for the project. [Amended 1993, Ord. 2602]

- (i) **Agricultural buffers.** Where there is an existing agricultural use taking place on adjacent parcels and the applicant proposes an agricultural buffer, such buffer shall be shown on the tentative map, and shall be incorporated into the site design or the lot configuration of the proposed subdivision.

- (ii) **Archeological report.** The applicant shall provide an archeological surface search prepared by a qualified individual approved by the environmental coordinator of the county.
 - (iii) **Botanical report.** The applicant shall provide a botanical report prepared by a qualified individual approved by the environmental coordinator of the county.
 - (iv) **Biological report.** The applicant shall provide a biological report prepared by a qualified individual approved by the environmental coordinator of the county.
 - (v) **Noise study.** Where required by the noise element or where the subdivision adjoins a potential noise generator, a noise study shall be prepared by a qualified individual approved by the environmental coordinator of the county.
 - (vi) **Tree inventory plan.** The applicant shall provide a tree inventory plan which locates all trees on the tentative map, their size and species and any proposed for removal. The plan shall also include proposals for replacement of trees to be removed and the planting of new trees. In areas where no trees are proposed for removal, the limits of the wooded area may be designated by the outline of the canopy.
 - (vii) **Visual analysis.** For subdivisions along significant visual corridors, as identified in the open space element or the land use element of the general plan, a visual analysis shall be prepared by a qualified individual approved by the environmental coordinator of the county.
- (10) **Proposed use.** Proposed use of the property. If the property is proposed to be used for more than one purpose, the area, parcels or parcel proposed for each type of use shall be shown on the tentative map.
- (11) **Improvements proposed.** Statement of the improvements and public utilities proposed to be made or installed and of the time at which such improvements are proposed to be completed. Applications should be accepted as complete only if improvements proposed are, as a minimum, in conformity with the standard improvement specifications and drawings, unless the application is accompanied by an adjustment request pursuant to Section 21.03.020(d) of this title.
- (i) **Drainage.** Proposed plan for drainage, if applicable.
 - (ii) **Water supply.** Provision for proposed water supply, including that required by Section 21.03.010(f) of this title.
 - (iii) **Sewerage.** Provision for sewerage and sewage disposal.
 - (iv) **Public areas.** Public areas proposed.
 - (v) **Street lighting.** Type and location of street lighting proposed, if applicable.

21.02.048 - 070

- (12) **Preliminary grading, drainage, and erosion control plan.** For a tentative map with proposed parcels of one acre or less in size or with proposed parcels with an average slope of greater than ten percent, a preliminary plan for grading, drainage and erosion control may be required to be submitted by the applicant if the planning director determines that such information is necessary for adequate review of the application. [Amended 1993, Ord. 2602]
- (13) **Public services.** Names and addresses of all public entities or utilities which will provide services to the subdivision.
- (14) **Restrictive covenants.** A copy of any restrictive covenants proposed.
- (15) **Justification.** Justification and reason for any adjustments to the provisions of Section 21.03.010 or the standard improvement specifications and drawings that are requested pursuant to Section 21.03.020 of this title.
- (16) **Other information.** Any additional information required by the list(s) maintained by the planning department, prepared under Government Code section 65940, which specify in detail information required to be submitted prior to the determination by the planning department that an application is complete.[Amended 1992, Ord. 2581]

21.02.050 - Condominium Conversion

In the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, the names and addresses of each tenant of the subject property shall be submitted by the divider in the format required by the planning department in conformance with Government Code Section 66451.3. In addition, documents required by Government Code Sections 66427.4, 66452.8, and 66452.9 shall also be submitted [Amended 1992, Ord. 2581]

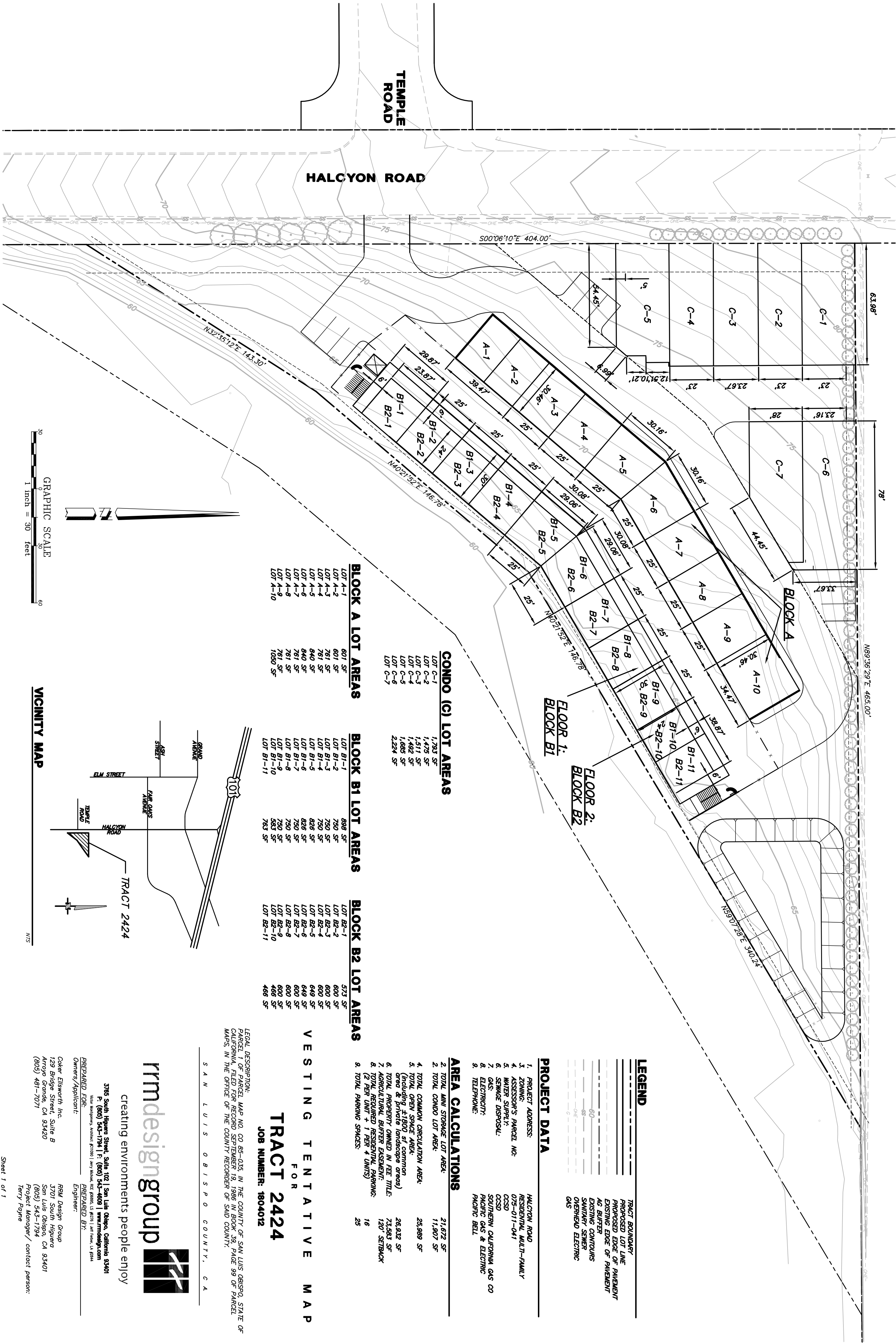
21.02.060 - Fees for processing maps

Where maps are processed by the county under the provisions of this title, fees shall be set by ordinance of the board of supervisors. (Ord. 1986 §2 (part), 1979)

[Amended 1992, Ord. 2581]

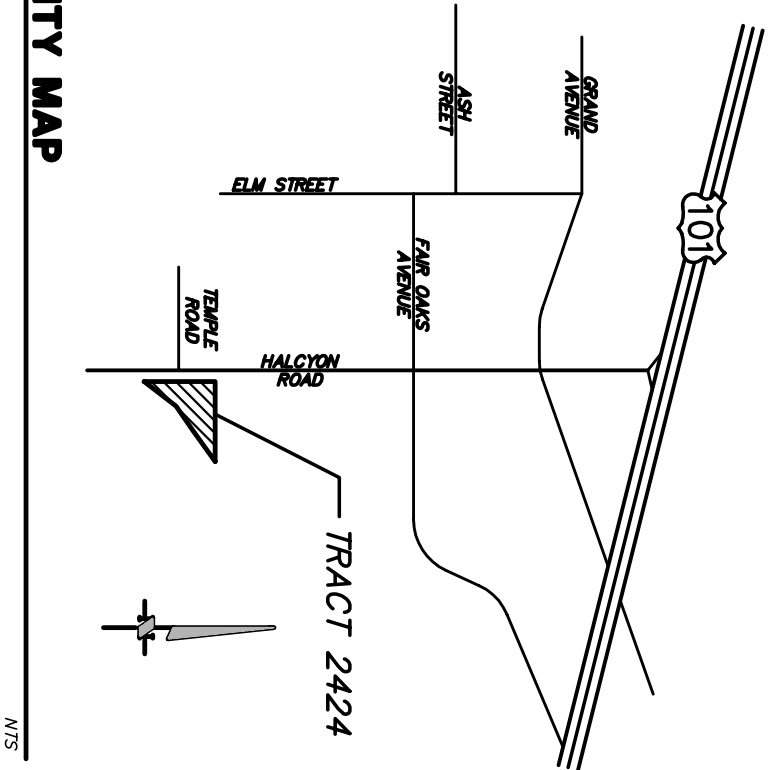
21.02.070 - Completeness of applications

- (a) **Review of applications.** The planning department shall make written completeness determinations pursuant to Government Code section 65943 for all applications received by the planning department under the provisions of this title



GRAPHIC SCALE
1 inch = 30 feet

VICINITY MAP



LEGEND	
TRACT BOUNDARY	
PROPOSED LOT LINE	
PROPOSED EDGE OF PAVEMENT	
EXISTING EDGE OF PAVEMENT	
AG BUFFER	
EXISTING CONTOURS	
SEWERY SEWER	
OVERHEAD ELECTRIC	
GAS	

PROJECT DATA

1. PROJECT ADDRESS:	HALCYON ROAD
2. ZONING:	RESIDENTIAL MULTI-FAMILY
3. ASSESSOR'S PARCEL NO.:	073-011-041
4. WATER SUPPLY:	CCSD
5. SEWER DISPOSAL:	CCSD
6. GAS:	SOUTHERN CALIFORNIA GAS CO
7. ELECTRICITY:	PACIFIC GAS & ELECTRIC
8. TELEPHONE:	PACIFIC BELL

AREA CALCULATIONS

1. TOTAL LAIN STORAGE LOT AREA:	21,632 SF
2. TOTAL CONDO LOT AREA:	11,807 SF
3. TOTAL COMMON CIRCULATION AREA:	25,989 SF
4. TOTAL OPEN SPACE AREA:	26,932 SF
5. TOTAL OPEN SPACE AREA (including ±1800 SF common area & private landscape areas):	21,583 SF
6. TOTAL PROPERTY OWNED IN FEE TITLE:	120 SETBACK
7. AGRICULTURAL BUFFER EASEMENT:	16
8. TOTAL REQUIRED RESIDENTIAL PARKING:	25
9. TOTAL PARKING SPACES:	

VESTING TENTATIVE MAP

FOR
TRACT 2424
JOB NUMBER: 1804012

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. CO 85-035, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, FILED FOR RECORD SEPTEMBER 19, 1986 IN BOOK 39, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAN LUIS OBISPO COUNTY, CA

rrmdesigning**group**

creating environments people enjoy

3765 South Higuera Street, Suite 102 | San Luis Obispo, California 93401

P: (805) 543-1794 | F: (805) 543-4609 | www.rrmdesigngroup.com

View Map/Google Earth | Jerry Michael, REC #2686, LS #2078 | Jeff Peters, LA #2844

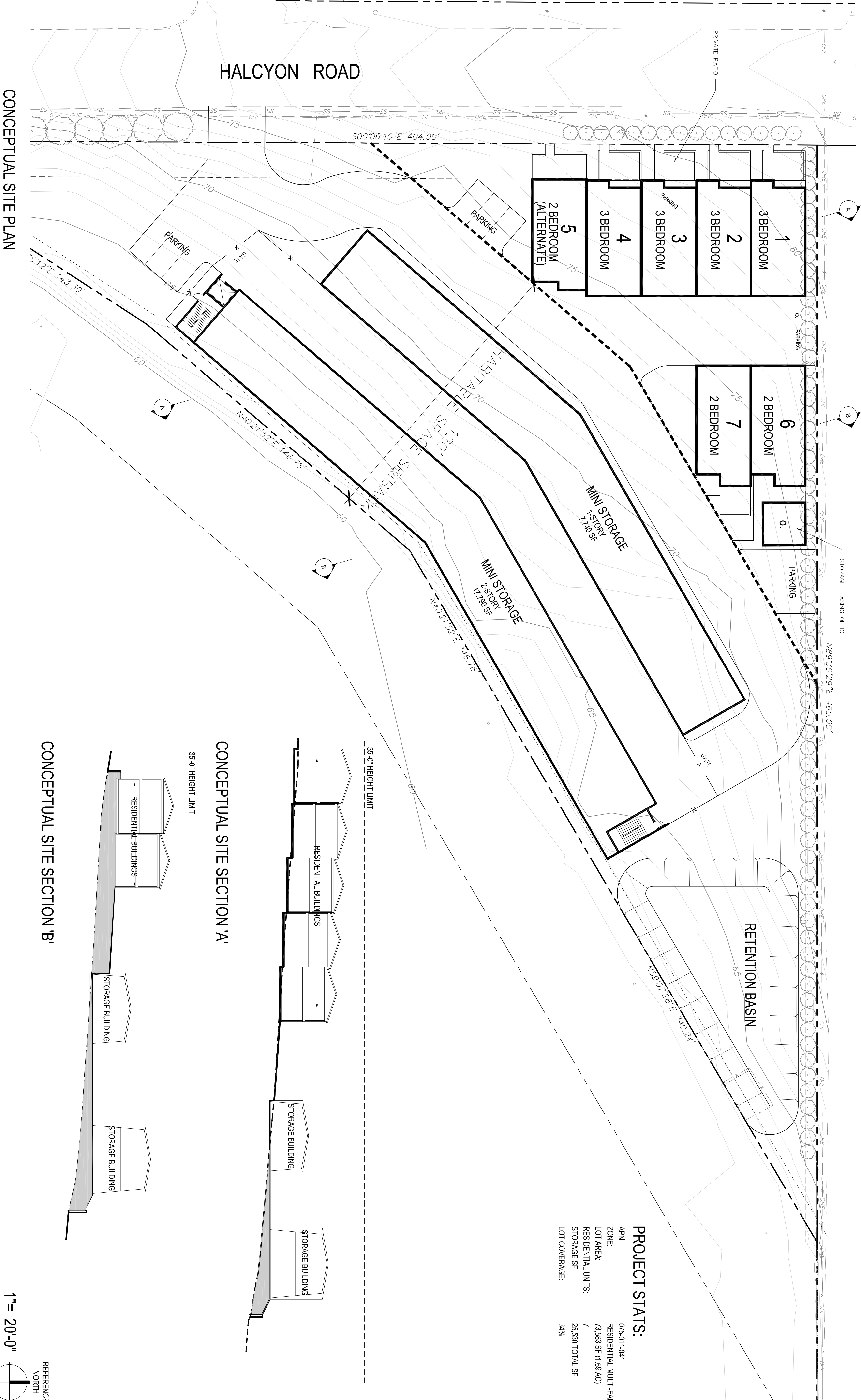
PREPARED FOR:

PREPARED BY:

Owners/Applicant:

Engineer:

RRM Design Group
3701 South Higuera
129 Bridge Street, Suite B
Arroyo Grande, CA 93420
(805) 543-1794
Project Manager / contact person:
Terry Payne



SHEET TITLE: CONCEPTUAL SITE PLAN

PROJECT TITLE:

real
Leo & Lueker architects, inc.
REAL SOLUTIONS

444 Higuera Street Suite 201
San Luis Obispo Ca 93401
phone: 805.541.6294 fax: 805.541.2739
www.realarchitectinc.com

CLIENT: COCKER ELLSWORTH
ADDRESS: 129 BRIDGE STREET #B
ARROYO GRANDE, CA

PLOT DATE: 8.18.08
PURPOSE: COUNTY REVIEW

PROJECT NO.: R08234

HALCYON VILLAGE

HALCYON ROAD

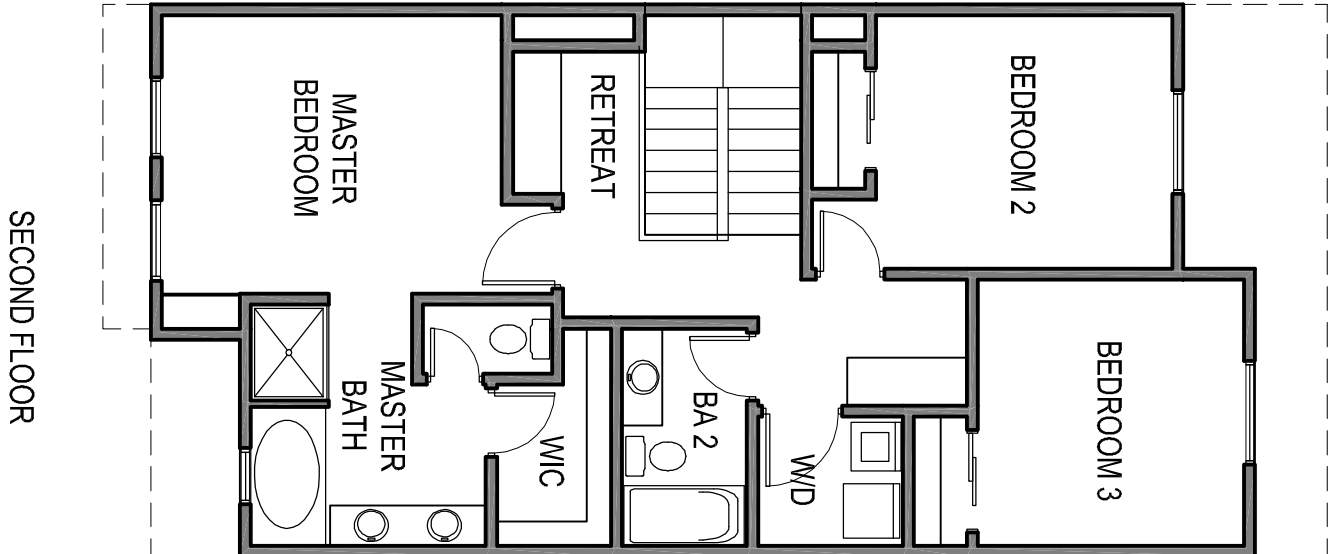
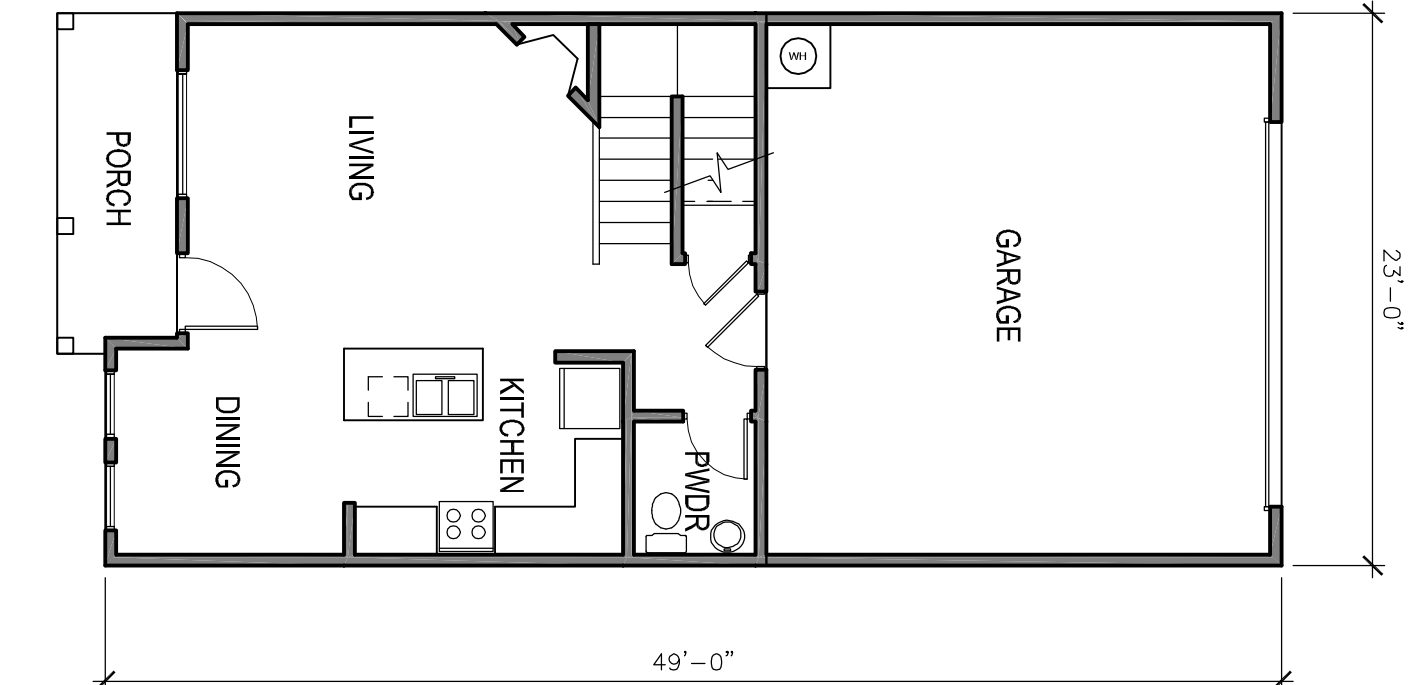
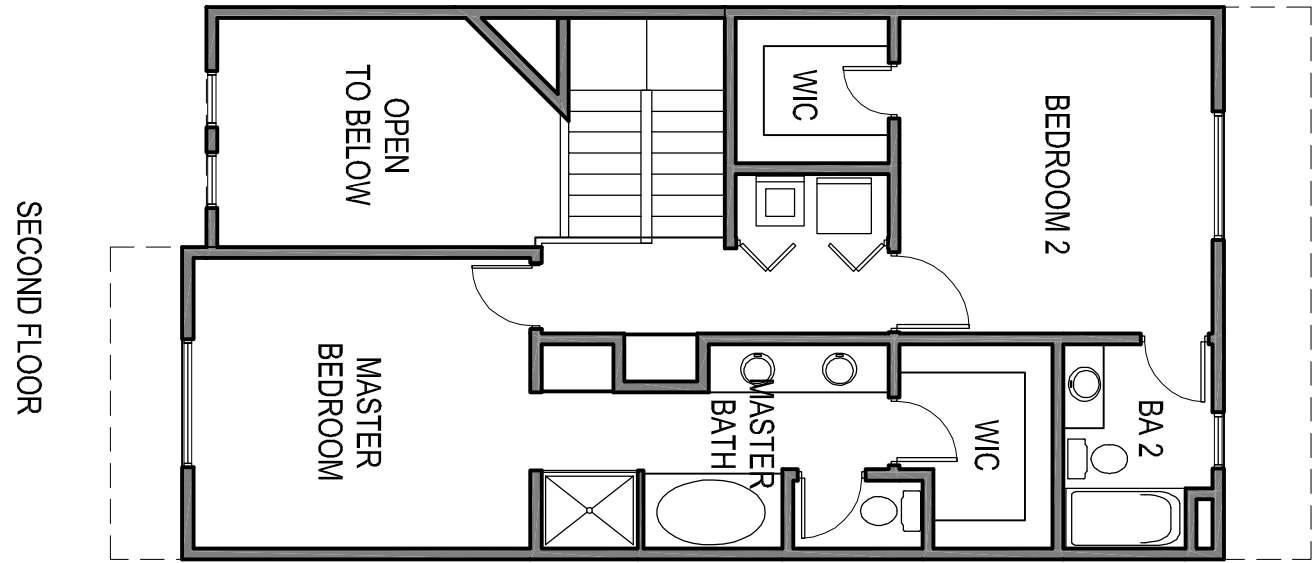
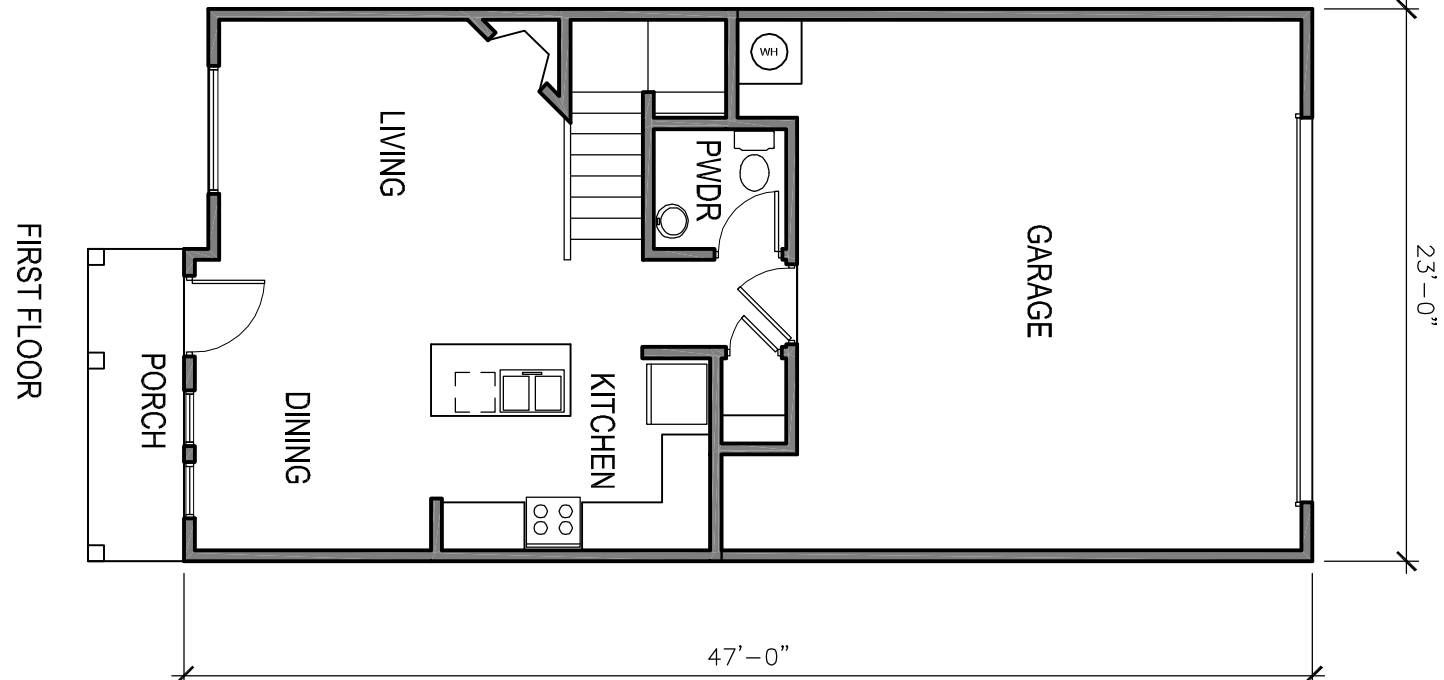
COUNTY OF SAN LUIS OBISPO, CA

SHEET

A2

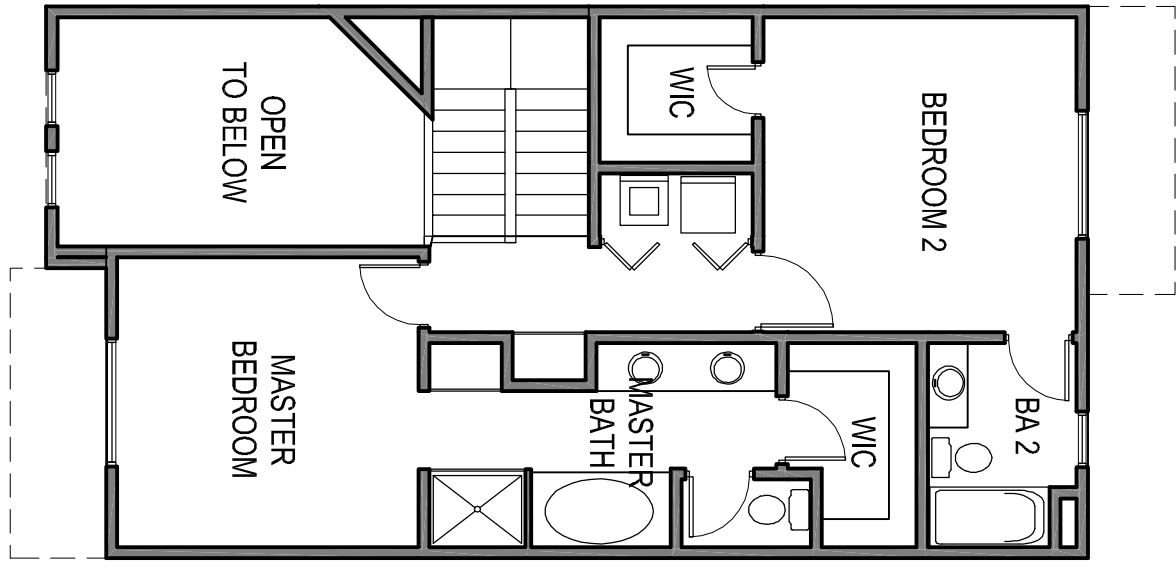
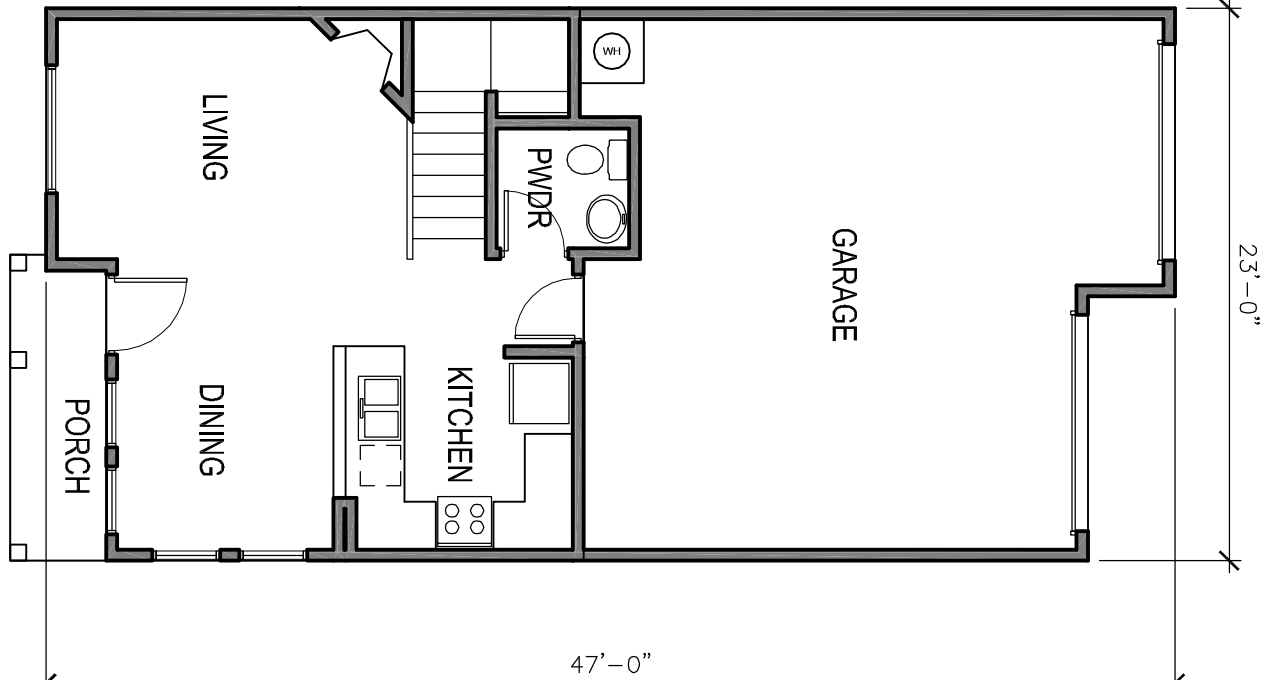
SHEET 2 OF 3 SHEETS

The drawings within are copyrighted and are
subject to copyright protection as an
"Architectural Work" under section 102 of
the Copyright Act 17 U.S.C., as
amended December 1990, and known as
Architectural Works Copyright Protection Act
of 1990.



2 BEDROOM CONCEPTUAL PLAN

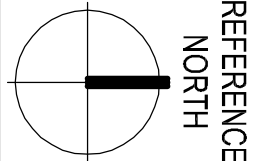
1,446 SF



2 BEDROOM CONCEPTUAL PLAN (ALTERNATE)

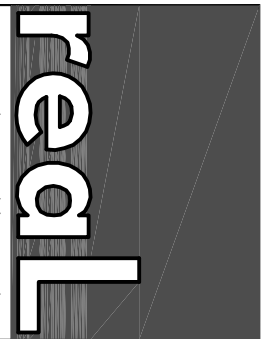
1,733 SF

1/8" = 1'-0"



SHEET TITLE: CONCEPTUAL UNIT PLANS

PROJECT TITLE:



444 Higuera Street Suite 201
San Luis Obispo Ca. 93401
phone: 805.541.6294 fax: 805.541.2739
www.realtorchitectinc.com

CLIENT: COKER ELLSWORTH
ADDRESS: 129 BRIDGE STREET #B
ARROYO GRANDE, CA

PLOT DATE: 8.18.08

PURPOSE: COUNTY REVIEW

PROJECT NO.: R08234

SHEET

A3

SHEET 3 OF 3 SHEETS

The drawings within are copyrighted and are
subject to copyright protection as an
"Architectural Work" under section 102 of
the Copyright Act 17 U.S.C., as
amended December 1990, and known as
Architectural Works Copyright Protection Act
of 1990.



HALCYON ROAD ELEVATION

1"= 10'-0"

real

Real & Live architects, inc.
REAL SOLUTIONS

444 Higuera Street Suite 201
San Luis Obispo Ca 93401
phone: 805.541.6294 fax: 805.541.2739
www.realarchitectinc.com

SHEET TITLE: CONCEPTUAL ELEVATIONS -
HALCYON ROAD ELEVATION

CLIENT: COKER ELLSWORTH
ADDRESS: 129 BRIDGE STREET #B
ARROYO GRANDE, CA
PLOT DATE: 8.18.08
PURPOSE: COUNTY REVIEW
PROJECT NO.: R08234

PROJECT TITLE:

HALCYON VILLAGE

HALCYON ROAD

COUNTY OF SAN LUIS OBISPO, CA

SHEET

A1

SHEET 1 OF 3 SHEETS

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amended December 1990, and known as
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of 1990.

HALCYON COURTYARDS TRACT 2424

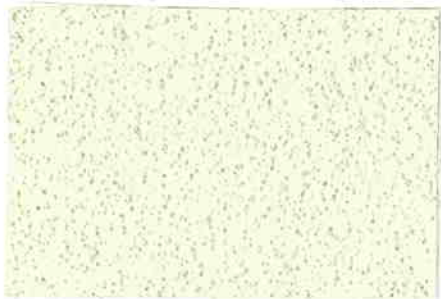
#1



Weatheredwood



Trim: Lancaster White 78*
Body: Coastal Fog 976



X-81 OATMEAL (BASE 200)

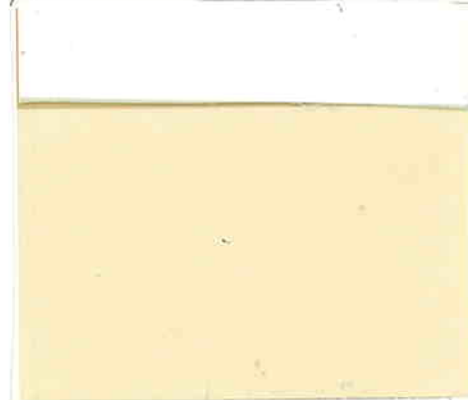


Old Country Cobblefield® (CSV-20027)

#2



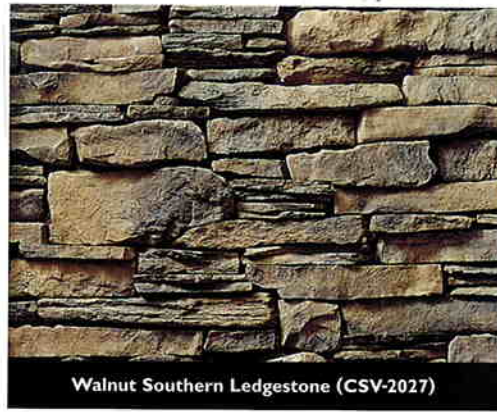
Sandalwood



Trim: Brilliant White 01
Body: Mesa Dist 1143



X-34 SAN SIMEON (BASE 200)



Walnut Southern Ledgestone (CSV-2027)

#3



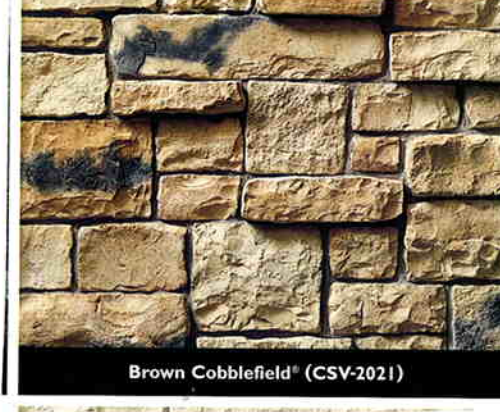
Shakewood



Trim: Richmond Bisque 54
Body: Yucca Tan HC-47



X-24 SANTA FE (BASE 200)



Brown Cobblefield® (CSV-2021)

#4



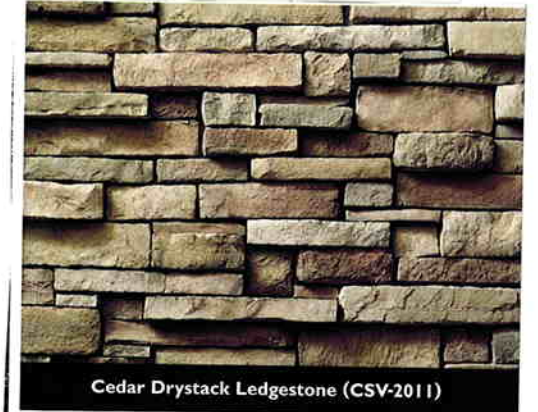
Barkwood*



Trim: Annapolis Gray 70*
Body: Sail Cloth 77



X-23 ASPEN (BASE 200)



Cedar Drystack Ledgestone (CSV-2011)

HALCYON COURTYARDS TRACT 2424

COLOR CHART

Paint: BENJAMIN MOORE Roof: ELK PRESTIGE Stucco: LA HABRE

SCHEME #:	1	2	3	4
ROOF	Weathered Wood	Sandlewood	Shake Wood	Bark Wood
TRIM & STUCCO POP OUTS	Lancaster White 78	Brilliant White 01	Richmond Bisque 54	Annapolis Gray 70
SIDING	Coastal Fog 976	Mesa Dust 1143	Yucca Tan HC-47	Sail Cloth 77
STUCCO	Oatmeal X-81	San Simeon x-34	Sante fe X-24	Aspen X-23
MASONARY	Old Country Cobblefield CSV-20027	Walnut Southern Ledgestone CSV-2027	Brown Cobblefield CSV-2021	Cedar Drystack Ledgestone CSV-2011



Select Panel Colors

Click the colored tiles below to change the **panel** coloring in the image above.



LIGHTSTONE PANELS
SAHARA TAN TRIM

Select Trim Colors

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Pre-Engineered Metal Buildings, Steel Frame Buildings

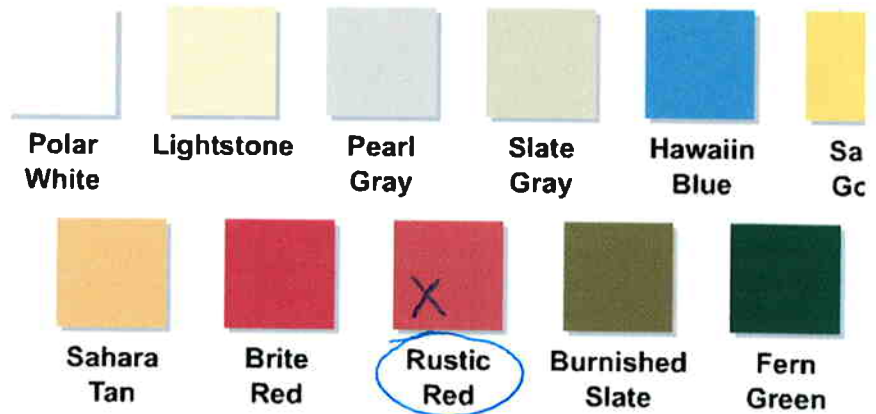
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Pre-Engineered Metal Buildings, Steel Frame Buildings

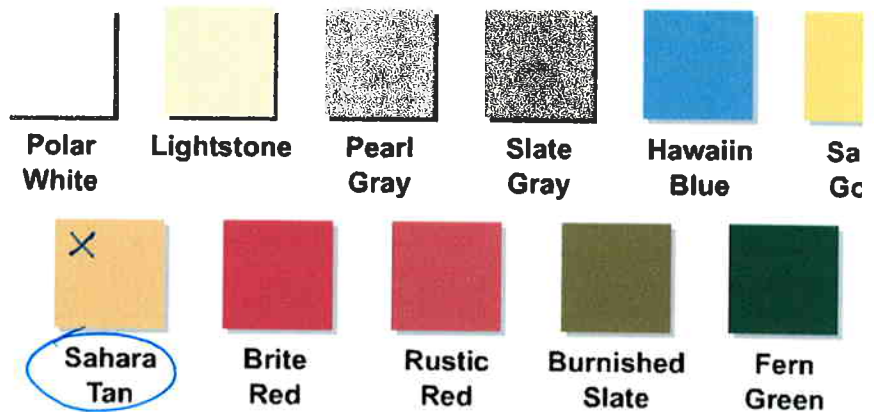
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Pre-Engineered Metal Buildings, Steel Frame Buildings

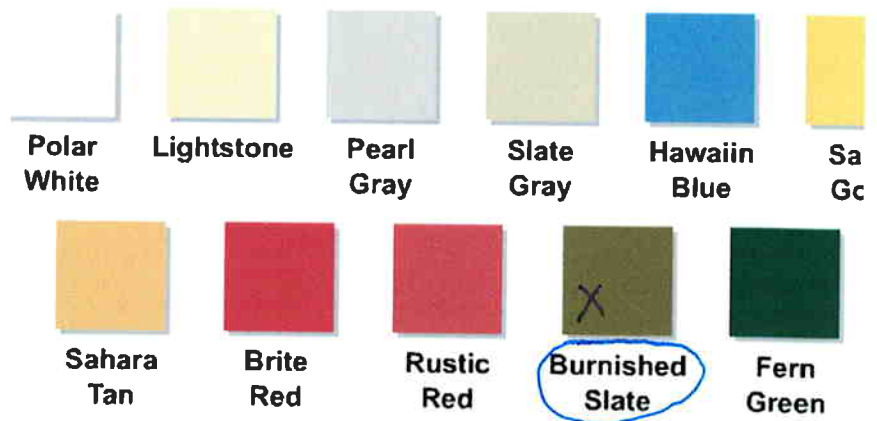
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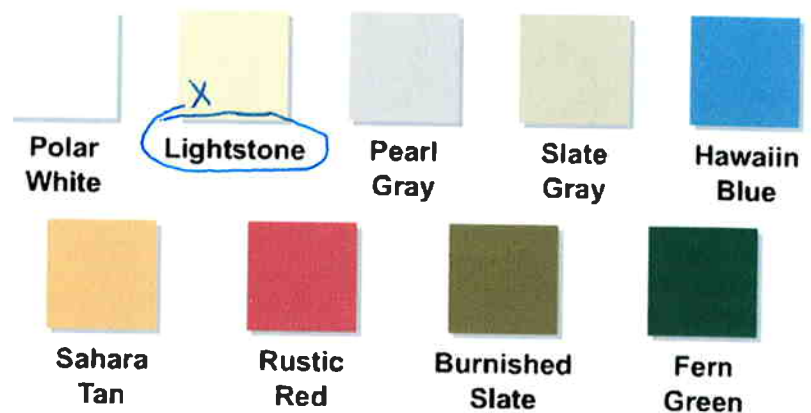
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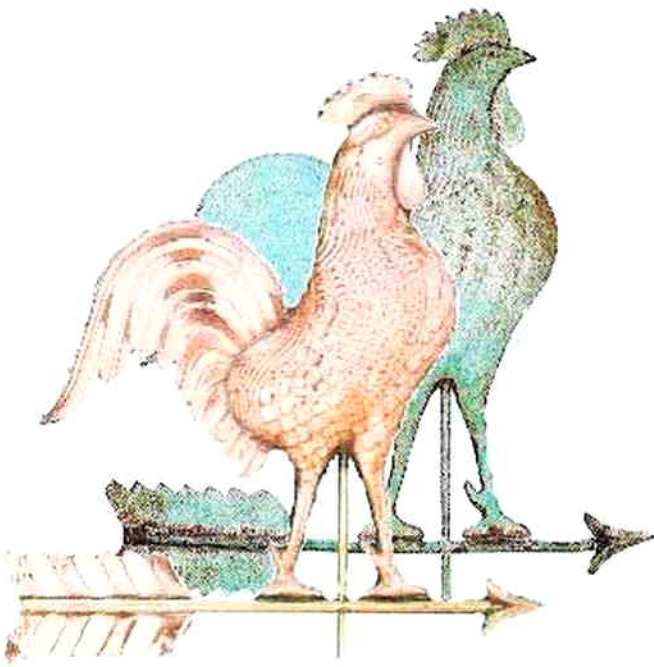
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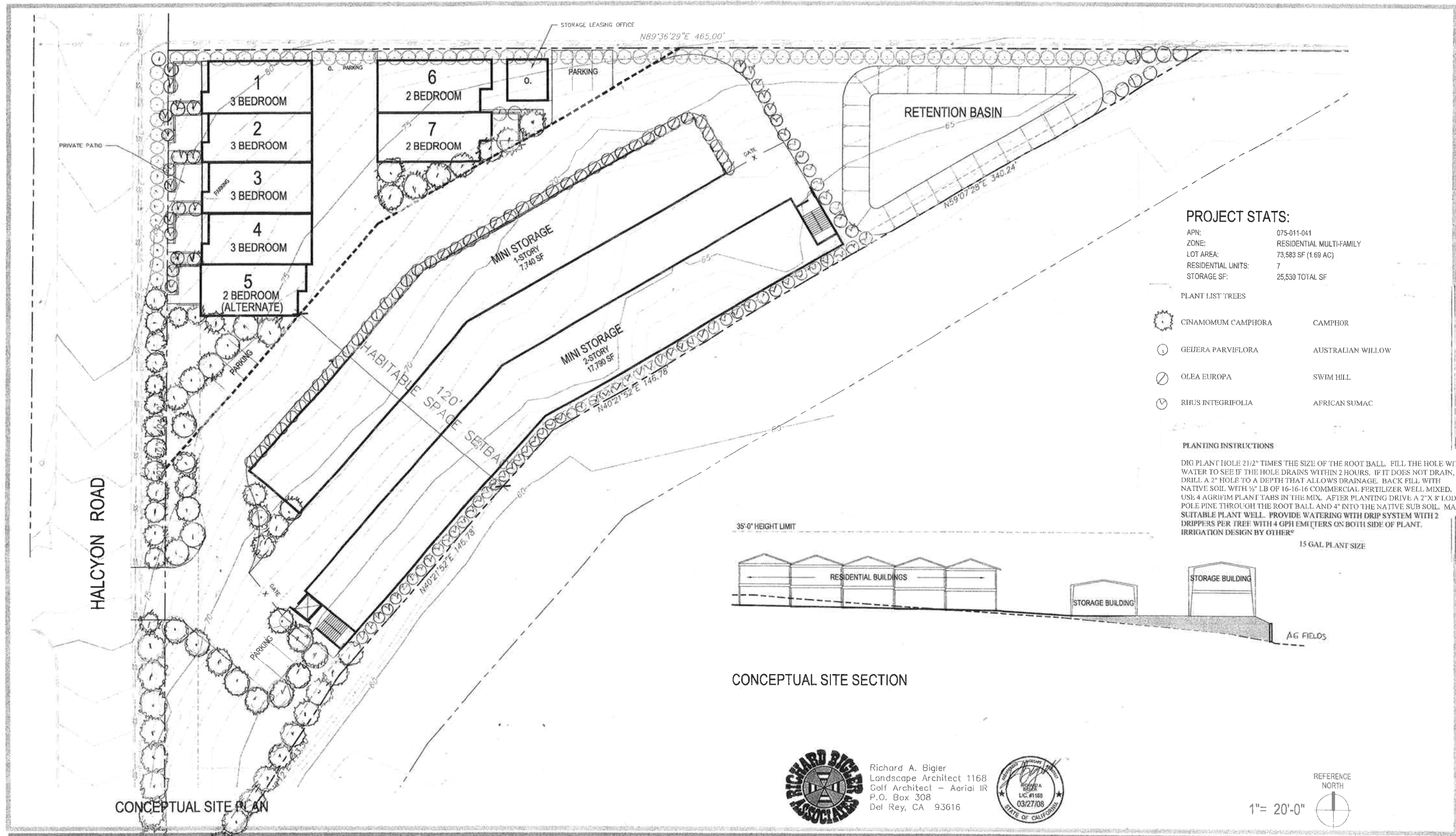
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STORAGE
ACCENT DETAIL



STORAGE
ACCENT DETAIL



PROJECT STATS:

APN: 075-011-041
ZONE: RESIDENTIAL MULTI-FAMILY
LOT AREA: 73,583 SF (1.69 AC)
RESIDENTIAL UNITS: 7
STORAGE SF: 25,530 TOTAL SF

PLANT LIST TREES

1	CINAMOMUM CAMPHORA	CAMPBOR
2	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
3	OLEA EUROPA	SWIM HILL
4	RHUS INTEGRIFOLIA	AFRICAN SUMAC

PLANTING INSTRUCTIONS

DIG PLANT HOLE 2 1/2" TIMES THE SIZE OF THE ROOT BALL. FILL THE HOLE WITH WATER TO SEE IF THE HOLE DRAINS WITHIN 2 HOURS. IF IT DOES NOT DRAIN, DRILL A 2" HOLE TO A DEPTH THAT ALLOWS DRAINAGE. BACK FILL WITH NATIVE SOIL WITH 1/2" LB OF 16-16-16 COMMERCIAL FERTILIZER WELL MIXED. USE 4 AGRIUM PLANT TABS IN THE MIX. AFTER PLANTING DRIVE A 2" X 8" LODGE POLE PINE THROUGH THE ROOT BALL AND 4" INTO THE NATIVE SUB SOIL. MAKE SUTABLE PLANT WELL. PROVIDE WATERING WITH DRIP SYSTEM WITH 2 DRIPPERS PER TREE WITH 4 GPH EMITTERS ON BOTH SIDE OF PLANT. IRRIGATION DESIGN BY OTHERS

15 GAL PLANT SIZE

AG FIELDS

CONCEPTUAL SITE SECTION



Richard A. Bigler
Landscape Architect 1168
Golf Architect - Aerial IR
P.O. Box 308
Del Rey, CA 93616



1" = 20'-0"

CONCEPTUAL SITE PLAN

PROJECT TITLE: CONCEPTUAL SITE PLAN

PROJECT TITLE:

HALCYON VILLAGE

HALCYON ROAD

COUNTY OF SAN LUIS OBISPO, CA

SHEET
A1

SHEET 1 OF 2 SHEETS

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CLIENT: COKER ELLSWORTH
ADDRESS: 129 BRIDGE STREET #B
ARROYO GRANDE, CA
PLOT DATE: 8.12.08
PURPOSE: COUNTY REVIEW
PROJECT NO.: R08234